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D. Menard

TO:	CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE PUBLIC PARTICIPATION MEETING ON MONDAY, NOVEMBER 28, 2011; 5:00P.M.
FROM:	J. M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	DEMOLITION APPLICATION C. SEDGE 736 TALBOT STREET

RECOMMENDATION

That, on the recommendation of the Director, Land Use Planning and City Planner, with the advice of the Heritage Planner, this report **BE RECEIVED** and the following actions **BE TAKEN** with respect to the request by C. Sedge to demolish the residential property located at 736 Talbot Street;

- A. That the Chief Building Official **BE ADVISED** that Municipal Council has no objection to the demolition of the residential structure located at 736 Talbot Street; and
- B. That the owner **BE REQUESTED** to salvage any heritage materials appropriate for reuse elsewhere.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

BACKGROUND

736 Talbot Street is a one and one half storey white brick residence constructed in the gothic revival style in 1881. It is located at the south east corner of Talbot and Piccadilly streets (Appendix 1) and has been identified as a Priority 2 structure on the City's Inventory of Heritage Resources. The building appears to be structurally sound. It is currently occupied by tenants. The zoning on this property currently is h1 R10-3 H36 while the remainder of the block is BDC(23).

An application for its demolition was submitted on October 13. As a listed property, municipal Council should make a determination within 60 days as to whether to approve a demolition request or, alternatively, to issue a notice of intent to designate the property as such notice voids any demolition permit until a designation decision is finalized. To assist Council, the Advisory Committee on Heritage must be consulted and there must be opportunity for public comment at a public participation meeting of the Built and Natural Environment Committee.

The *Inventory of Heritage Resources* suggests that Priority 2 structures merit evaluation for designation under Section 29 (Part IV) of the *Ontario Heritage Act*. It also notes that "buildings are to be evaluated in relation to their importance within their own neighbourhood (or area).

With respect to the structure at 736 Talbot, it is questionable whether the residence would meet the criteria required in Regulation 9/06 for designation under Section 29. It has lost much of its original design value with the removal of decorative woodwork on the exterior, later rear addition. Historically, there are no known historical associations to justify its retention. Contextually, its surrounding neighborhood has changed over the years so its context to the streetscape is less important. The building appears to be structurally sound and does retain what likely are original windows.

The owner has indicated that they have owned the property as a four-plex for four years but

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would like to demolish it to build a new 3 storey, 12 unit building geared to the affordable housing market.

Comments from the meeting of the Advisory Committee on Heritage will be provided in the LACH report coming before BNEC on November 28.

Recommendation

Designation of this property is not recommended. Therefore, it is recommended that Council provide direction to the Chief Building Officer to permit the demolition of the current structure on the site.

PREPARED BY:	SUBMITTED BY:
D. MENARD HERITAGE PLANNER	G. BARRETT, AICP MANAGER – CITY PLANNING AND RESEARCH
RECOMMENDED BY:	
J. M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER	

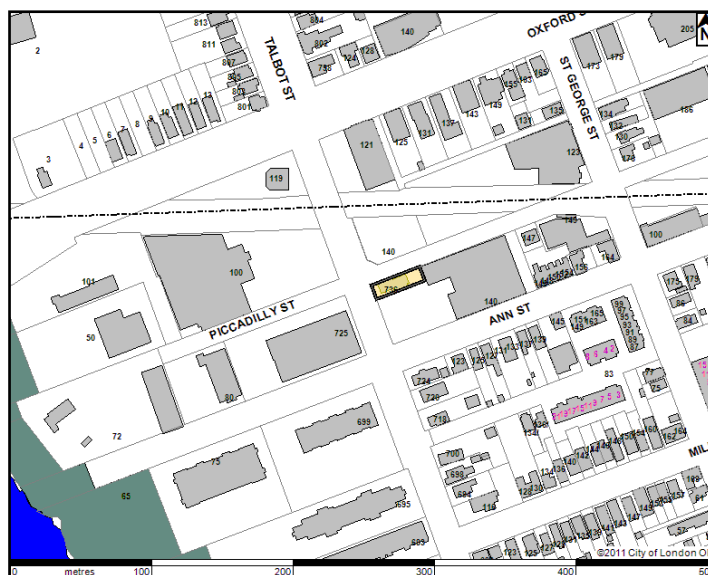
November 11, 2011

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Attach: Appendix 1- Location Map; Appendix 2 -Photos

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Appendix 1- Location Map



Agenda Item #

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Appendix 2- Photos -736 Talbot Street

